



# City of NORFOLK

**To: Norfolk Design Review Committee**  
**City of Norfolk, Virginia**

August 25, 2014

**From:** Susan M. McBride, Principal Planner

**Subject:** Design review for Phase I of  
the Scope Arena renovations

**Ward/Superward:** 2/6

**Approved:**

Leonard M. Newcomb III,  
Land Use Services Manager

## Staff Report

- I. **Property Address:** 201 E. Brambleton Avenue—Scope Arena
- II. **Applicant Information:** #14-73  
**Owner:** City of Norfolk  
**Applicant:** Jeffery Hyder, Moseley Architects for Seven Ventures
- III. **District Information:**  
**Relevant Documents:** Downtown Norfolk Pattern Book  
**Civic League:** Downtown Norfolk Civic League  
**Date of structure:** 1971  
**Zoning:** D4—Downtown Arts & Design District
- IV. **Design Philosophy:**  
Scope Arena was designed by Peir Luigi Nervi of Rome, Italy. The following has been said about his work: "His solutions to building problems were always direct, transmitting to the ground by the shortest path the stresses developed within the structures." He is internationally renowned for his "technical ingenuity and dramatic sense of design, especially as applied to large-span structures built of reinforced concrete." Scope Arena was done very late in his career and is listed as one of his "noted works" on several websites.
- V. **Building Application:** Expansion of the East and West concourse to add additional restrooms and concessions
- VI. **Project Description:** This is phase one of this multi-phase renovation project. Two additions are to be added totaling 8,000 square feet. All of the work will remain inside the base of the buttresses that circle the arena. The exterior materials are proposed to be mostly clear

glass with aluminum panels in the areas that need privacy like mechanical and restrooms; the aluminum framing and panels will be in a light brushed aluminum finish that will blend with the concrete of the existing building. A preliminary review of this project by the Design Review board was conducted in October of 2013 and no additional comments were made at that time.

**VII. Plans and Zoning:**

The zoning is "Downtown Arts & Design District" (D4) which strives to "confirm downtown Norfolk as the preeminent regional center for the visual, performing, and design arts, the D-4 Downtown Arts and Design District includes a variety of uses designed to support creativity, skill, and talent in fine arts, creative arts, advertising, architecture, antiques, culinary arts, crafts, design, fashion, live performance, music, publishing, radio, and television."

Per the *Downtown Norfolk Pattern Book* under the "Downtown Modern" section the following is listed for "Materials and Applications":

**Cladding:** precast concrete, metal or composite panel systems, or aluminum and glass curtain wall;

**Window Walls:** Aluminum framing system with clear glazing, spandrel glass, metal panels;

- VII. Staff recommendation:** This is a challenging building to do add on to due to its' shape and design. The buttresses are a defining feature to this structure and the additions maintain the buttresses without enclosing them or extending beyond the base of the buttresses. The addition as proposed meets the *Downtown Norfolk Pattern Book* guidelines as presented.

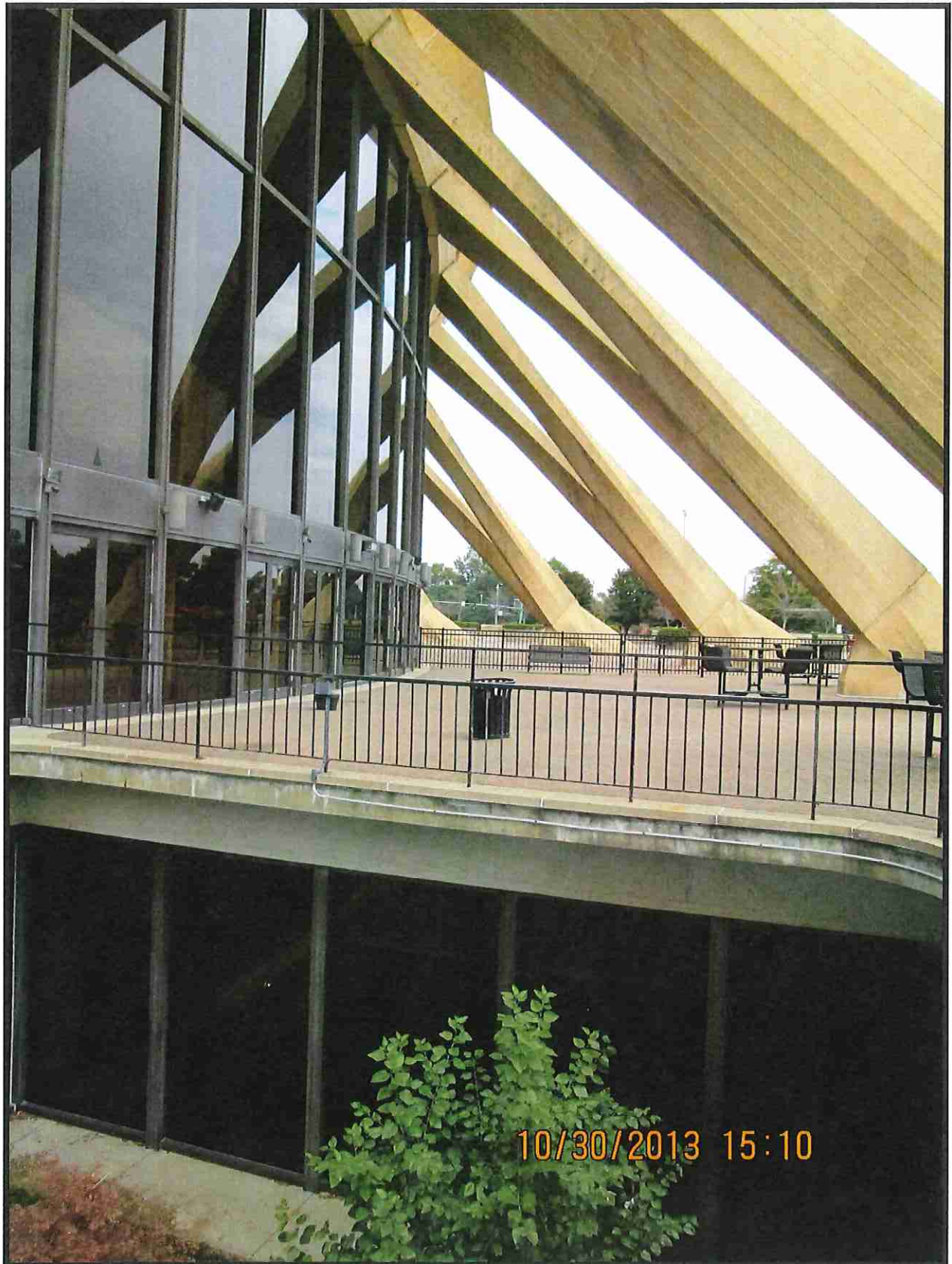


201 E. Brambleton Avenue

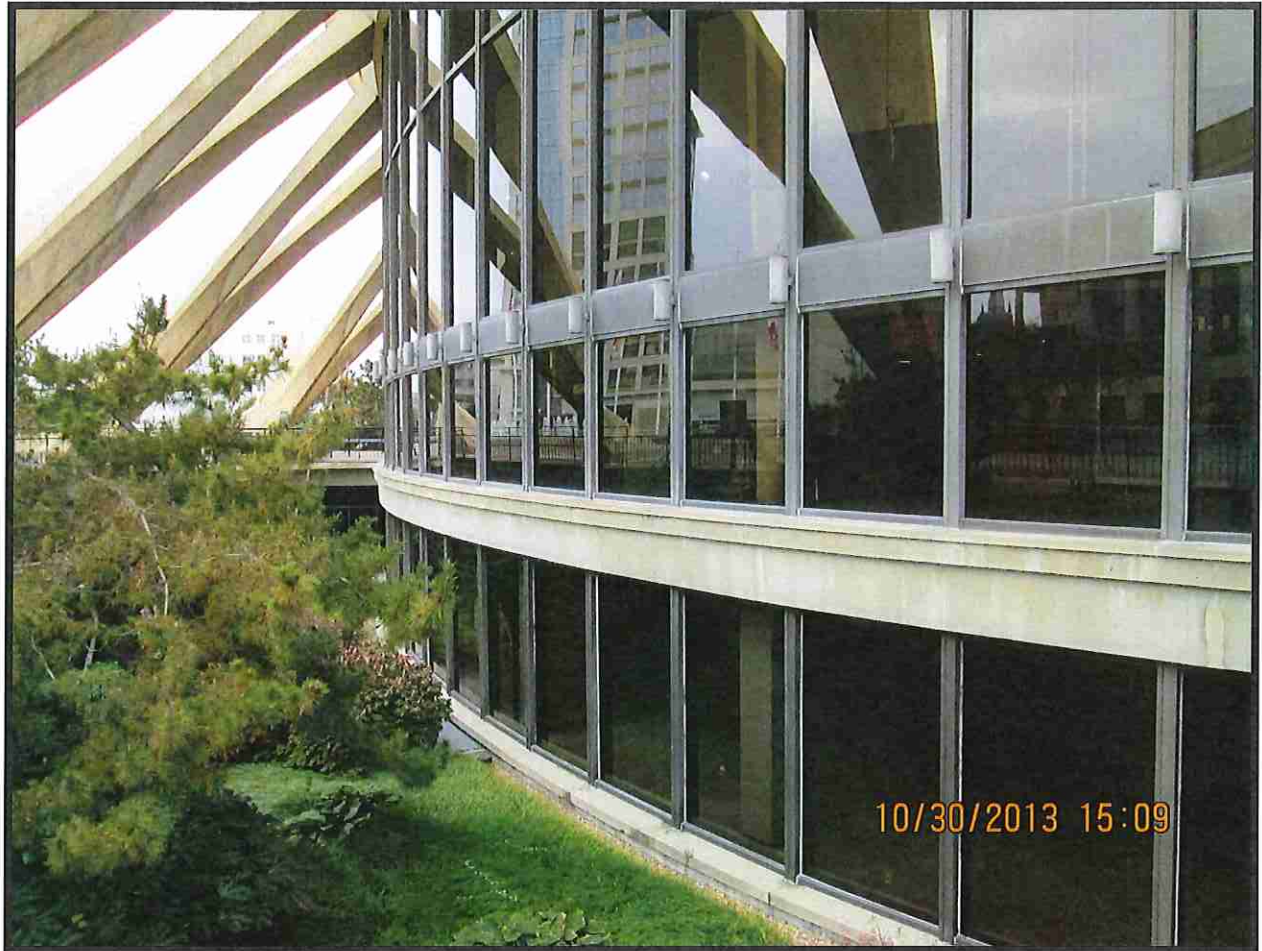


Approximate location of one of the proposed additions





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These landscaped areas will be eliminated